



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**ADDENDUM A**  
**GENERAL PLAN AMENDMENT**  
**STAFF ANALYSIS**  
May 13, 2020

<u>Application:</u>	GPA-NG-1-19-1
<u>Owner:</u>	GM Gabrych Family Limited Partnership
<u>Applicant / Representative:</u>	Lennar Arizona, Inc., Chris Clonts
<u>Location:</u>	Southwest corner of Interstate 17 and Dixileta Drive
<u>Acreage:</u>	64.58 acres
<u>Current Plan Designation:</u>	<a href="#">Mixed Use (North Gateway &amp; Northwest Area only)</a> (39.25 acres) <a href="#">Preserves / Mixed Use (Area C &amp; D only)</a> (21.08 acres) <a href="#">Preserves / Floodplain</a> (3.96 acres) <a href="#">Floodplain</a> (0.29 acres)
<u>Requested Plan Designation:</u>	<a href="#">Residential 3.5 to 5 dwelling units per acre</a> (64.58 acres)
<u>Reason for Requested Change:</u>	Amend the General Plan Land Use Map to allow for single-family residential development and to extend the infrastructure limit line
<u>Village Planning Committee Date:</u>	<a href="#">North Gateway – May 14, 2020</a>
<u>Staff Recommendation:</u>	Approval

The purpose of this addendum is to revise the General Plan Amendment request area. The application initially included a lift station located along the southern boundary of the subject site. The applicant has since submitted a revised request to exclude this area. The attached sketch map depicts the updated General Plan Amendment request area, which reduces the overall acreage from 64.84 acres to 64.58 acres. Staff is supportive of the revised request area.

**Exhibits**

Revised Sketch Map













# GENERAL PLAN AMENDMENT

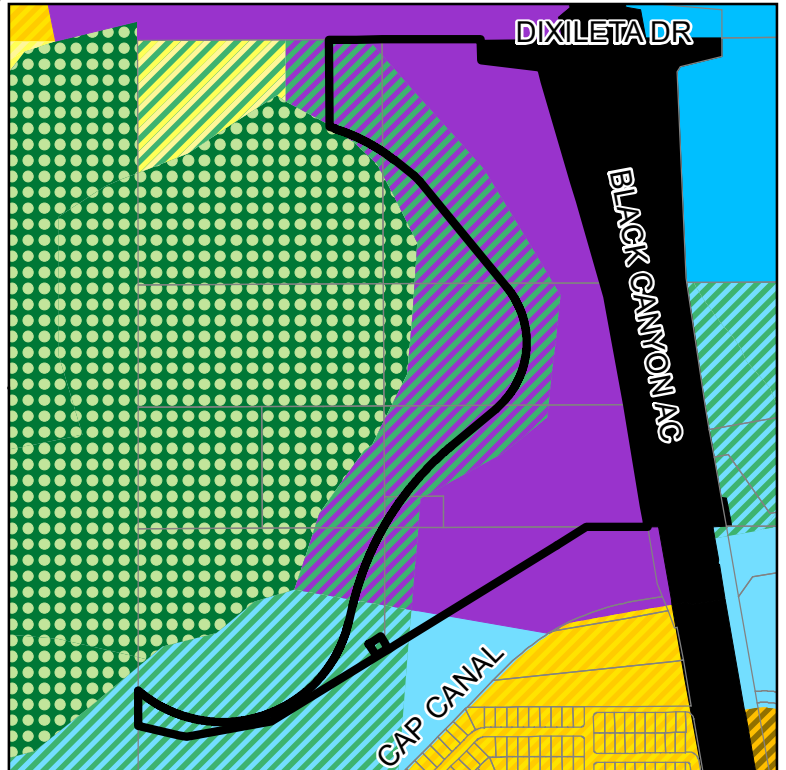
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-19-1	ACRES: 64.58 +/-
VILLAGE: North Gateway	COUNCIL DISTRICT: 1
APPLICANT: Chris Clonts	

## EXISTING:



Mixed Use (North Gateway & Northwest Area only) ( 39.25 +/- Acres)  
 Preserves/Mixed Use (Area C & D only) ( 21.08 +/- Acres)  
 Preserves/Floodplain ( 3.96 +/- Acres)  
 Floodplain ( 0.29 +/- Acres)

-  Proposed Change Area
-  Residential 0 to 2 du/ac
-  Residential 2 to 5 du/ac
-  Residential 5 to 15 du/ac
-  Preserves / Mixed Use (Area C and D only)
-  Preserves / Floodplain
-  Preserves / 0 to 1 or 1 to 2 du/ac
-  Mixed Use (North Gateway and Northwest Area only)
-  Parks/Open Space - Future 1 du/ac
-  Public/Quasi-Public
-  Floodplain
-  Transportation



## PROPOSED CHANGE:

Infrastructure Phasing Overlay Removal ( 64.58 +/- Acres)

-  Proposed Change Area
-  Residential 3.5 to 5 du/ac

